

AVAILABLE CLASS A OFFICE SPACE

I. Market Street Corporate Center

- ❖ **Location:** Market Street and 60 Freeway
- ❖ **Owner/Developer:** Moshe Silagi



- ❖ **Leasing Broker:** Tom Pierik, Lee & Associates
- ❖ **Phone:** 951-276-3610
- ❖ **Total size:** 10 acres
- ❖ **Total SF of available space:** 126,000 plus by summer 2005; 40 percent already pre-leased, 5,000 restaurant pad

II. The Grove

- ❖ **Location:** Northeast corner of Iowa Avenue and Marlborough Avenue
- ❖ **Owner/Developer:** Riverside Commercial Investors
- ❖ **Leasing Broker:** Vindar Batoosingh, CB Richard Ellis



- ❖ **Phone:** 951-418-2134
- ❖ **Total size:** 10 acres
- ❖ **Total SF of available space:** 355,220 (Phase One to begin April 2005); Six buildings

Available Class A Office Space (Continued)

III. Canyon Crossings

- ❖ **Location:** 60 Freeway and 215 Freeway
- ❖ **Owner/Developer:** Bob Bahen



- ❖ **Phone:** 925-552-9742
- ❖ **Leasing Broker:** John Oien, CB Richard Ellis
- ❖ **Phone:** 951-418-2135
- ❖ **Total Size:** 90 acres
- ❖ **Total SF of planned space:** 750,000
 - General Soft/hard retail goods: 398,900
 - Wal-mart Super Center: 203,000
 - Office: 144,000
- ❖ **Total SF of planned available space:** 144,000 (office)

Available Class A Office Space (Continued)

IV. Mission Grove Corporate Plaza

- ❖ **Location:** Alessandro and Trautwein
- ❖ **Owner/Developer:** Mark Rubin
- ❖ **Leasing Broker:** Rich Erickson, Lee and Associates
- ❖ **Phone:** 951-276-3637



- ❖ **Total SF of planned space:** 180,000
 - Class A office
 - Five buildings, campus setting
- ❖ **Total SF of planned available space:** 180,000

Available Class A Office Space (Continued)

V. California Tower

- ❖ **Location:** Main Street (between University and Mission Inn)
- ❖ **Owner/Developer:** City of Riverside



- ❖ **Leasing Broker:** Dennis Morgan & Carmen Law, IPA
 - Phone: 909-686-1462
 - Email: Dmorgan@l-p-a.com/cylaw@l-p-a.com
- ❖ **Total size:** 1 acre (1/2 city block)
- ❖ **Total SF of available space:**
 - Office: 5,000
- ❖ **Total SF of existing available space:** TBD
- ❖ **Existing Tenants**
 - State of California

Available Class A Office Space (Continued)

VI. Riverwalk

- ❖ **Location:** Pierce and Magnolia



- ❖ **Total SF planned:** 100,000
- ❖ **Owner/Developer:** Turner Development
- ❖ **Contact:** Thomas Pierik, SIOR, Lee & Associates, (951) 276-3610

VII. Hunter Park Tower

- ❖ **Location:** 1695 Spruce Street, near 91 & 60/215 Freeway
- ❖ **Total SF Planned:** 97,230



- ❖ **Owner/Developer:** The Magnon Company
- ❖ **Contact:** Vindar Batoosingh, CBRE (909) 418-2132

Available Class A Office Space (Continued)

VIII. 2245 Iowa Avenue

- ❖ **Location:** 1 mile from the 91 & 60/215 Freeways
- ❖ **Total SF Planned:** 77,660



- ❖ **Owner/Developer:** The Magnon Company
- ❖ **Contact:** Vindar Batoosingh, CBRE (909) 418-2132

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